



THE BROOKDALE BUGLE

Brookdale Citizens' Association, December 2023



EDITOR'S NOTE

Hi, all. This is the winter edition of the newsletter. There was a lot happening this fall in the 'hood, and I tried to capture as much of that as possible. Your crack newsletter team is always looking for content. Feel free to be in touch (see below) if you have an idea for an article. Enjoy and happy holidays!

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BCA's President's Report, Dick Podolske

Dear Brookdale neighbors and friends. The Brookdale Citizens' Association (BCA) remains active on several fronts.

Porchfest: Our annual music event was successfully held on October 14 thanks to the organization of Abner Oakes. The event was preceded by a Friday evening concert by Song Riot and food from Taim. This year's sponsors included Amy Cevario Design, the Dana Rice Group, Dominique Rychlik, and Rodman's, and the neighborhood raised \$2500 for Carpe Diem Arts and its music program Ukes on the Move.

Halloween: As in the past, we held a Halloween parade traversing our neighborhood with goodies handed out at the end to those who participated. We held a spooky homes contest with three winners receiving prizes and additional persons listed as honorable mention.

Brookdale directory: The new 2023 Brookdale Directory has been delivered due to the hard work of several people.

Luminary celebration: The Brookdale community participated in a luminary celebration on December 3 with many homes placing lighted candles in front of their homes (see photo to the left). Stacy Yochum led a group of carolers through the 'hood.

Brookdale at Home: We are resuming our Brookdale at Home events after a lengthy Covid 19 hiatus. Eric Sane and Mike Makuch made a presentation on December 7 about their Camino de Santiago excursion. Since this event was sold out, an additional presentation will be scheduled. Other Brookdale at



Home events will be scheduled, including a viewing and discussion of Maha Haddad's movie "The Last Battlefront," about DC and its struggle to gain voting rights and representation in Congress and have greater authority to handle its own finances without Federal oversight. Watch also for an AI presentation by Eric Sane and a discussion by Debara Kalb about her book "Off to Join the Circus."

Traffic: We continue to monitor and act where possible with respect to several traffic matters that impact our neighborhood.

- A proposed Western Avenue bike lane, with detailed plans to be reviewed in January.
- Little Falls Parkway. We've circulated a petition for commenting on the proposal about Little Falls Parkway. Most people appear to be against the proposal for narrowing this roadway.
- Cross hatching of Western Avenue at the intersection of Harrison Street. The DC government is scheduled to do this by the end of December.
- Installation of a 20 MPH sign on Park Avenue. At our request Montgomery County will install this sign for southbound traffic.
- Proposed stops sign on Westport at the intersection with Dalton Road. This request was rejected by the Montgomery County transport unit, but it is willing to install a temporary speed measurement sign to show drivers their speed.
- We requested "no cut through" signs at four entrances to Brookdale to stop the substantial amount of traffic cutting through our neighborhood. This was rejected by Montgomery County as being too difficult to enforce.

Development: We are monitoring several zoning and other development issues.

- Zoning changes: A development committee is carefully monitoring proposed zoning changes that could result in higher density housing development in our neighborhood.
- Bus garage on the Lord and Taylor site: We are monitoring the planning process to make sure that this development will not adversely affect our neighborhood.
- Cleaning up Boundary Park: The county's parks department has agreed to clean up the sidewalks and some overhanging branches.
- The Mazza Gallerie site (see below): We are looking forward to receiving the details and timing of the construction at this site featuring both commercial and residential development.

Financial support: Finally, it is important for more Brookdale residents to pay their annual \$40 dues to help support our activities. At present less than 40% of residents have paid the requested dues.

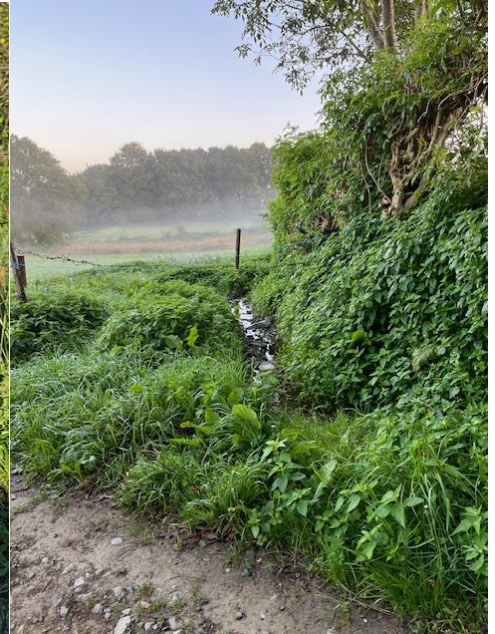


WALKING THE CAMINO SANTIAGO BY MIKE MAKUCH



One of Brookdale's own recently finished more than five weeks walking the Camino de Santiago in northern Spain, one of many pilgrims' trails dating back to Roman times. The Camino guides one across open fields, through thick forests, and into sleepy small villages and larger bustling towns, both with stone architecture calling back old Spain. Eric Sanne logged over 700 km from Saint Jean in the French Pyrenees to Santiago de Compostela in northern Spain. I joined Eric in Sarria, Spain, about 125 km from Santiago. After five days walking from Sarria together, we both claimed Compostela certificates in Santiago and visited the must-see cathedral there. From Santiago, we boarded a bus to the extreme northwest of Spain, where we spent a day hiking off Camino, on tiny cliffside trails to the place the Romans called "Finnis Terra," i.e. the end of the Earth. Throughout the Camino, we met and got to know people of all ages and different nationalities. We enjoyed communal meals with local delicacies such as octopus, pork, and sardines of all sizes, with no shortage of very good and very reasonably priced wines. While Eric faced some rather

challenging weather conditions to the east, my days on the Camino were greeted with marvelous weather such that our pre-dawn departures were illuminated by the glow of a beautiful moon.



Brookdale Kids' Corner

I Love Food by Emyr Winstanley. (Emyr and his family are here on assignment from Britain and live at the corner of Keokuk and Overbrook. The photo below is the spread of dim sum they had in New York for Thanksgiving.)

I like food because I get to try what other people eat. My favourite foods are dim sum, sushi, and udon noodles. My top three favourite cuisines are Chinese, Japanese, and Italian. My favourite food is char siu bor lor bao. This is a Chinese barbeque pork bun. It is soft and chewy with a crumbly topping. I miss the pastries from England as there are sausage rolls and Cornish pasties. Burgers and hot dogs are better in America because of the juicy meat. The strangest foods I have eaten are Cheetos and birds' nest soup. An interesting fact is that bird saliva is used in that soup. As I like Japanese food, I would like to go to Japan and try all their food.



THE HOUSING MARKET IN BROOKDALE BY DOMIIQUE RYCHLIK, COMPASS REAL ESTATE

Address	List Price	Orig L Price	Close Price	Subdivision Name	Beds	Baths	Style	Contract	Close Date	Tax Fin SF	\$/SF
5332 Baltimore Ave	\$1,080,000	\$1,187,000	\$1,080,000	ORCHARDALE	3	2/1	Colonial	04/20/23	05/15/23	1,532	\$876.62

The Brookdale real estate resale market has been the tightest we have seen in many years (if not ever). We had one listing sell since April 15 (see the image above). Interestingly, despite the lack of inventory, it sold slightly below the list price and took 22 days to sell (as opposed to the competing offers and escalations that have been the norm for a number of years). By comparison we had 12 sales in the same period in 2022 (which was also a period of lower-than-normal inventory!).

The overall market is suffering from a lack of inventory due to the interest rate hikes which are making it difficult for the "move-up" market--why let go of a rate under 3% and trade up to 7-8%? Better to build on or hold tight. Buyers are still buying but are less motivated. Prices have not adjusted to consider the monthly payment increases due to rates. We are seeing one offer much more commonly in this market than we have been used to.

In addition to the sale on Saratoga (see below), there are two new homes being built at the corner of Andover and Cortland by Paramount Builders. These are not listed in the MLS but are being offered "starting at" \$2.5 million each for three finished levels (basic allowances) and an optional top floor loft. Paramount also owns the lot on Murray that was subject to litigation and has not yet been built upon. They are also building a house on Westport Road (private sale).

The rental market (see the image below) is strong with most turnovers happening in Spring and Summer as is typical for an in-demand school-district based market like Brookdale. Prices are generally strong and days on market 10 days or less in spring but currently one active for over 20 days which is more typical for fall or winter turnovers.

Status↓	Address	List Price↓	Orig L Price	Close Price	Subdivision Name↓	Beds	Baths	Style	Contract	Close Date	Tax Fin SF	\$/SF
CL S	4630 River Rd	\$4,200	\$4,000	\$4,200	BROOKDALE	3	2/1	Colonial, Tudor	06/07/23	07/15/23		\$2.28
CL S	5203 Saratoga Ave	\$3,700	\$4,000	\$3,700	ORCHARDALE	3	2/2	Colonial	07/15/23	07/15/23	1,944	\$2.25
CL S	5307 Baltimore Ave	\$4,700	\$4,700	\$4,700	ORCHARDALE	4	3/1	Colonial	05/19/23	05/20/23	2,372	\$2.27
ACT	5302 Baltimore Ave	\$4,800	\$4,800		ORCHARDALE	4	3	Cape Cod			1,887	\$3.35
CL S	5329 Saratoga Ave	\$5,650	\$5,500	\$5,650	ORCHARDALE	3	2/1	Colonial	06/16/23	06/16/23	2,177	\$3.76

A RESURGENT FRIENDSHIP HEIGHTS, MANUEL OCHOA, VICE PRESIDENT, ORCHARDALE

Has Friendship Heights already literally hit rock bottom? It seems so as we watch a new building emerge at old Mazza Galleria site. Developed by Tishman Speyer and designed by Danish architects 3XN and Colbert & Associates, a new seven-story building with an undulating facade is rising out of the ground. It will have 320 apartments (40 of which are affordable) with retail on the ground level including a mix of retail stores, restaurants, and fast casual. It will retain 800 parking spaces.

The long-awaited The Heights food hall in the old Anthropologie and PF Chang's space above Whole Foods opened December 11. The food hall features BBQ and a deli and Indian, Mexican, Thai, and Cuban food (I'm personally excited about that one) plus ice cream for all. There is also a speakeasy bar concept with craft cocktails. And for gearheads, the Porsche Design Center is opening at the Collection where you can design your own Porsche or just dream about one. While we welcome new developments, we say goodbye to long-time breakfast and lunchtime favorites like Boeeymongers.

Meanwhile, there's a lot of activity happening behind the scenes with several approved developments; however, the rapid rise in interest rates may delay actual construction. Instead, lots of planning is taking place on both sides of the border. On October 24 and 30, Montgomery County planning held two open houses at the Wisconsin Place Community Recreation Center and the Friendship Heights Village Center to get public impressions and ideas for improving the urban realm

in the Friendship Heights neighborhood. While this is a study and not a sector plan, it could be a precursor to a sector plan given the large planning effort the District has put forth in the Rock Creek West Roadmap. The Brookdale Citizens' Association is active on the Friendship Heights Alliance, working with DC neighborhood activists on the proposed bus garage at the old Lord & Taylor site and just announced proposed parking changes for transit zones within one-half mile from Metro. If you would like to stay engaged, sign up for Montgomery County planning newsletters, follow updates on the listserv, or contact any BCA board member.

THE HALLOWEEN PARADE!

